

Southeastern
Economic
Development
Corporation**Memorandum**

DATE ISSUED: May 21, 2008 Report No. SEDC 08-009

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and Members of the San Diego City Council
Docket of May 27, 2008

SUBJECT: Issuance of Bids, Contractor Selection, and Expenditure of Funds for the
Streetscape Improvements on the Imperial Avenue Corridor (45th Street to Euclid
Avenue)

T 619.527.7345
F 619.262.9845
www.sedcinc.com

REQUESTED ACTION

Should the Redevelopment Agency of the City of San Diego (Agency) and the City Council of the City of San Diego (City Council) take the actions necessary to provide for the installation of streetscape improvements along Imperial Avenue from 45th Street to Euclid Avenue within the Central Imperial Redevelopment Project Area?

STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL

That the Agency adopts a resolution: (1) Making the necessary findings to use tax increment funds for the construction of the streetscape improvements along Imperial Avenue from 45th Street to Euclid Avenue within the Central Imperial Redevelopment Project Area pursuant to California Health and Safety Code Section 33445 and; (2) Authorizing the Southeastern Economic Development Corporation (SEDC), on behalf of the Agency, to advertise and receive bids for such improvements; and (3) Authorizing SEDC, on behalf of the Agency, to award and administer the contracts to the lowest responsible bidders, provided that bids are within the established budget, an amount which shall not exceed \$435,000, and other requirements are met; and (4) Authorizing the Agency expenditure of up to \$435,000 for construction of the streetscape concepts along the Imperial Avenue Corridor; (5) Decrease appropriation in Fund No. 98775 by \$435,000 and increase appropriation in Fund No. 98793 by \$435,000; and (6) Determining that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to the CEQA Guidelines section 15301(c) and section 15304.

That the City Council adopts a resolution: (1) Making the necessary findings to use tax increment funds for such improvements pursuant to California Health and Safety Code Section 33445; and (2) Determining that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to the CEQA Guidelines section 15301(c) and section 15304.

SUMMARY

The Imperial Avenue Corridor Master Plan (Master Plan), was completed in December 2005, to guide the redevelopment of two segments of the Imperial Avenue Corridor located within the Central Imperial Redevelopment Project Area. Included in the Master Plan are recommendations for streetscape enhancements including landscaping improvements and furnishings along Imperial Avenue. SEDC began the engineering research and surveys necessary for design of the improvements and enhancements on the western segment of Imperial Avenue, from 45th Street to Euclid Avenue in March 2007. These improvements, reviewed and approved by the SEDC Board and the Central Imperial Project Area Committee in June, 2007, include three areas along Imperial Avenue.

Proposed Improvements

The following is a brief description of the improvements and projects (Attachment 1):

Imperial Avenue & 49th Street

The Central Imperial Redevelopment Project Area is the location of the new Abraham Lincoln High School. Currently, there is a long residential privacy wall opposite Lincoln High School at 49th Street is an opportunity to improve the attractiveness and pedestrian experience along Imperial Avenue. The design proposes the installation of a series of planted screens to be mounted on the existing wall and planted with two different species of climbing vine, thereby producing an alternating visual sequence, in reflection of the visual color design of Lincoln High School. At each recessed tree area, existing and new Jacaranda trees would create a third effect. An improved bus stop and plantings along the base of the wall as well as at the corner will improve the pedestrian experience considerably.

NW and SW Corners of Imperial Avenue & 45th Street

These improvements will enhance an area heavily traveled by students attend Lincoln High School, Gompers Charter Middle School and Walter Porter Elementary School. The NW area lies immediately adjacent to Las Chollas Creek. The improvements will reflect native plants that were part of the initial restoration of Las Chollas Creek in an effort to accentuate the site's relationship to the natural habitat corridor. Native plants in a formal arrangement will call attention to this significant intersection while allowing for the future development of additional YMCA parking. The area currently without a sidewalk will be improved with a concrete sidewalk. A series of planted strips along a sidewalk and a small space that holds a bench and marker for Las Chollas Creek are planned. A pre-cast concrete "split rail" fence will serve as a guardrail for the steep slopes down to Chollas Creek and adjacent drainage. This unifying element is the same fence that is present along Las Chollas Creek at the Imperial Marketplace Retail Center and the Valencia Business Park. On the south side of the intersection, the existing bus stop will be improved with a concrete pad, a fence adjacent to the existing sidewalk, a new bus shelter and trash/recycling receptacles. Further west, a Las Chollas Creek marker sign will be placed and a decomposed granite path will connect the existing Las Chollas Creek path.

Intersections along Imperial Avenue between 49th Street and Euclid Avenue

Opportunities exist to enhance the public right-of-way areas and intersection areas along Imperial Avenue including the area near the former Valencia Park Library building located on 50th Street, bus stop areas, and the intersections near Lincoln High School, among other possible intersections. A site or sites will be identified that could provide a community amenity and provide an attractive streetscape. A design solution could include benches, trash receptacles, plantings, screenings, shade, and a more comfortable area for pedestrians and transit users.

Cost Estimate of Improvements

Construction costs have been estimated by the landscape architects and the civil engineers for the project. Prior to the issuance of bids, formal cost estimates will be prepared by a cost estimating consultant for the purpose of providing the basis for the construction bid cost evaluation. The project cost estimates will include mobilization, demolition, grading, erosion and traffic control, landscape, hardscape, irrigation, pedestrian ramps, fencing, sidewalks, benches, green screens, permits, inspections and construction administration.

The total estimated costs are as follows:

Imperial Avenue and 49 th Street Improvements	\$65,000
Imperial Avenue 45 th Street Improvements	\$220,000
Imperial Avenue Intersection Improvements	\$90,000
15% Contingency	<u>(rounded) \$60,000</u>
TOTAL	\$435,000

Schedule

The improvements will be constructed in three phases. Phase I – Publication of the solicitation of bids for the improvements at Imperial Avenue and 49th Street can be initiated as soon as approvals for the project are passed by the Agency.

Phase II – The process for design and permitting for the improvements at Imperial Avenue and 45th Street is expected to be completed in the second quarter of 2008 and will dictate the schedule for issuance of bids and installation of the improvements. Currently solicitation of bids is estimated for the third quarter of 2008.

Phase III – The process for design and permitting for sites to be identified along Imperial Avenue from 49th Street to Euclid will commence in the second quarter of 2008. Bid issuance is projected for the fourth quarter of 2008.

Equal Opportunity

Bidders will be required to comply with the Agency Equal Opportunity Contracting Program, to file Work Force Reports and an Equal Employment Opportunity Plan. Bid solicitation identifying subcontracting and vendor opportunities will be mailed to the City of San Diego's List of Pre-Qualified Contractors, as well as

SEDC's list of interested contractors. The notice to bidders will be published in the San Diego Daily Transcript, along with other local community/trade association publications. The notice to bidders will also be posted online at SEDC's website, the City of San Diego's website, the eBidBoard, the San Diego Source, and the San Diego Contracting Opportunities Center.

FISCAL CONSIDERATION

Funding of the improvements implementing the streetscape concepts of the Imperial Avenue Corridor Master Plan from 45th Street to Euclid Avenue has been included in the FY 07/08 Project Budget approved by the SEDC board of Directors on April 25, 2007, and by the City Council/Agency on May 15, 2007. Funding of the improvements has been identified from the FY 2007 Central Imperial Tax Allocation Bonds.

FINDINGS

California Community Redevelopment Law (CCRL) Health and Safety Code Section 33445, requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Such findings will demonstrate that the proposed improvements benefit the Central Imperial Redevelopment Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for the improvements will assist in the elimination of blight conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted in June 2004 for the Central Imperial Project Area pursuant to CCRL Health and Safety Code Section 33490. Attachment 2, Findings, contains the proposed findings with respect to the payment of Agency funds for public Improvements.

ENVIRONMENTAL IMPACT

This activity is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to the State CEQA Guidelines Section 15301 Existing Facilities, subsection (c) and Section 15304 Minor Alterations to Land.

COMMUNITY PARTICIPATION & PUBLIC OUTREACH EFFORTS

On October 24, 2007, the SEDC Board of Directors approved the recommendation that the Agency approve the issuance of bids, contractor selection, and expenditure of funds for the implementation of the streetscape concepts along the Imperial Avenue Corridor from 45th Street to Euclid Avenue.

At its meeting of June 27, 2007, the SEDC Board of Directors approved the Streetscape Concepts along the Imperial Avenue Corridor. At its meeting of June 26, 2007, the Central Imperial Project Area Committee voted to recommend to the SEDC Board of Directors approval of the Streetscape Concepts along the Imperial Avenue Corridor (45th Street to Euclid Avenue). At its meeting of April 27, 2005, the SEDC Board of Directors approved the Imperial Avenue Corridor Master Plan.

001207

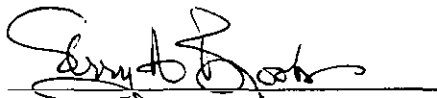
For the Agenda of May 27, 2008
City Council/Redevelopment Agency
Page 5 of 5

KEY STAKEHOLDERS

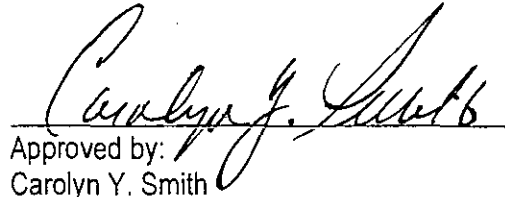
The key stakeholders for the project are the residents, visitors, students, property owners and business owners in the southeastern San Diego community.

CONCLUSION

The proposed improvements along Imperial Avenue will implement the streetscape concepts identified in the Imperial Avenue Corridor Master Plan and are consistent with the goals identified in the Central Imperial Redevelopment Plan and the Implementation Plan. The streetscape improvements will provide a pedestrian-friendly, safe streetscape for community members as they walk, drive, live, work and play in the community.



Submitted by:
Sherry A. Brooks
Project Manager



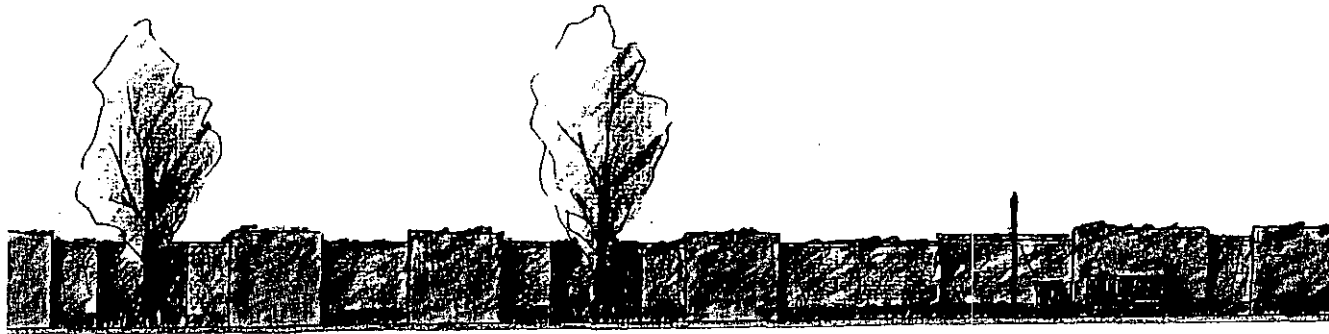
Approved by:
Carolyn Y. Smith
President

CYS:kk

Attachments: Attachment 1 – Design Concepts
Attachment 2 – Findings

SEDC IMPERIAL AVENUE IMPROVEMENTS

CONCEPT PLANS



IMPERIAL AVE AT 45TH ST
YMCA CORNER AND BUS STOP

IMPERIAL AVE AT 49TH ST
WALL AND CORNER

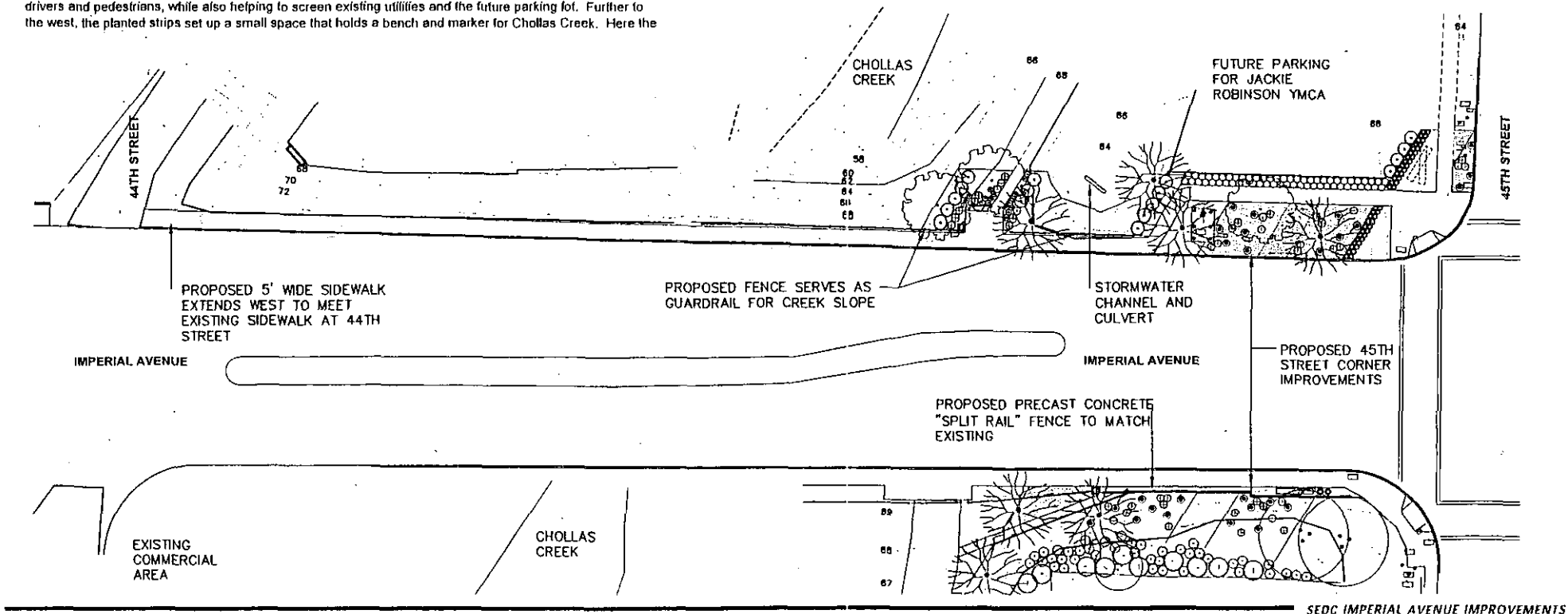
IMPERIAL AVENUE AT 45TH STREET

Situated at the intersection of Imperial Ave and 45th street, this site includes both the Northwest and Southwest corners. On the North side, parking lot expansion by the Jackie Robinson YMCA is planned. On the South, an existing bus stop is in need of improvement. Both areas lie immediately adjacent to Chollas Creek, which crosses under Imperial Avenue at an angle from Northeast to Southwest. Despite its importance as a major urban stormwater channel and potential habitat and recreation corridor, Chollas Creek remains all but hidden to those who cross it. Relying on a native plant palette, this design will accentuate the site's relationship to the riparian corridor. In addition, the use of native plants in a formal arrangement will call attention to this significant intersection, which is a gateway to the Imperial Marketplace as well as the Jackie Robinson YMCA, both important community amenities.

On the North side of the intersection, the design will allow for the future development of additional YMCA parking. The corner would be reconfigured so that a concrete sidewalk could be extended to the North, and a large entry sign or monument will be constructed for the Jackie Robinson YMCA. A concrete path would extend to the West, offset from Imperial Avenue by a series of planted strips. Set at a 60 degree angle that mimics Chollas Creek drainage across Imperial, the strips establish a sequence of visual interest for drivers and pedestrians, while also helping to screen existing utilities and the future parking lot. Further to the west, the planted strips set up a small space that holds a bench and marker for Chollas Creek. Here the

sidewalk will provide a potential future connection to community gardens to the North, before extending to meet existing sidewalk to the West. A pre-cast concrete "split rail" fence will serve as a guardrail for the steep slopes down to Chollas Creek and adjacent drainage.

On the South side of the intersection, the existing bus stop will be improved with a concrete pad and fence adjacent to the existing sidewalk. In addition, a new bus bench and trash/recycling receptacles will provide a more comfortable waiting space for transit users. Extending West from the bus waiting area, a decomposed granite edge increases the width of the sidewalk, and the extension of the existing "split rail" fence provides a greater sense of boundary for native riparian planting. Further west, a decomposed granite path accesses the existing Chollas Creek path/maintenance road. This improvement would pass a Chollas Creek marker to be placed at the end of the existing fence. The angled planting strips continue here with varied native and riparian plants, creating an experiential and visual connection across the Avenue to the North.



SEDC IMPERIAL AVENUE IMPROVEMENTS

SHEET L1.1
 PLAN, IMPERIAL AVENUE AT 45TH STREET
 SCALE 1" = 30'
 DATE 11, 2007
 NOT FOR CONSTRUCTION

SPURLOCK POINIER

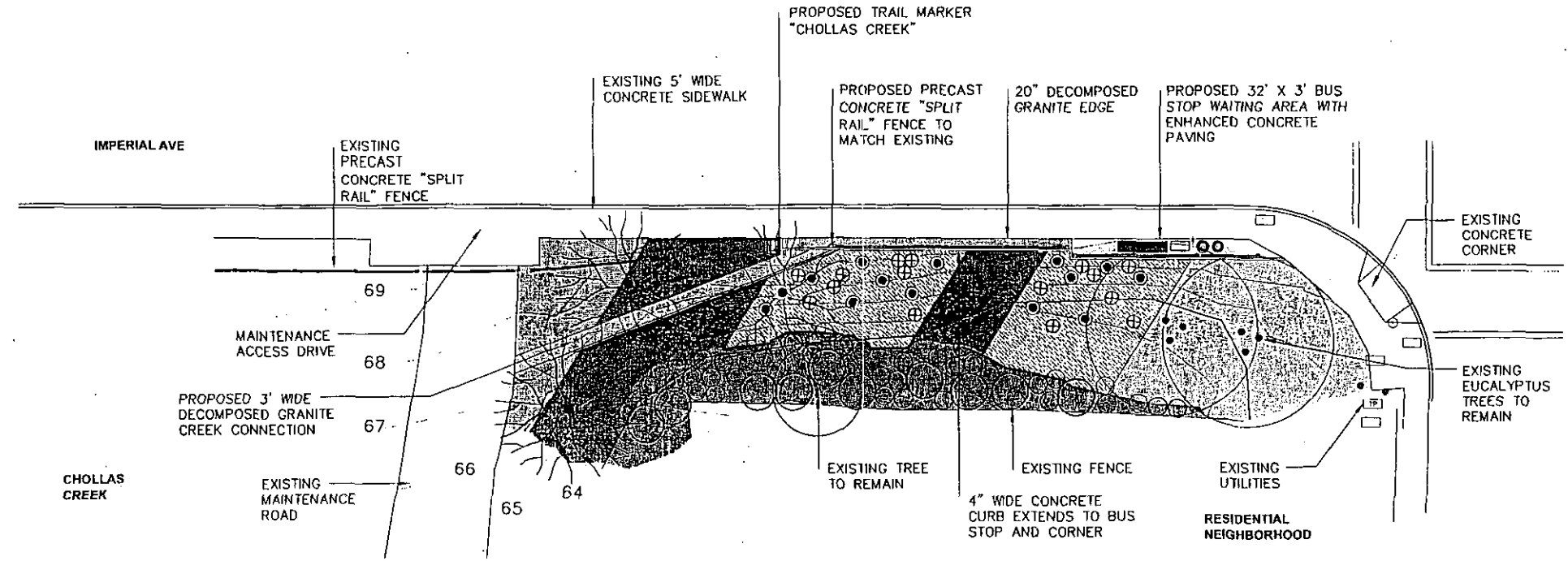
ARCHITECTS

HYDROSEED NATIVE GRASS MIX WITH
HAND PLANTED SPECIES SUCH AS:
-SALVIA CLEVELANDII
-AGAVE ATTENUATA
-YUCCA WHIPPLEI

NATIVE FLOWERING SHRUBS SUCH AS:
-CEANOTHUS 'JOYCE COULTER'
-CEANOTHUS GRISEUS
-HORIZONTALIS 'YANKEE POINT'
-RIBES SPECIOSUM
-RHAMNUS CALIFORNICA 'EVE CASE'
-CAREX TUMULICOLA

NATIVE GROUNDCOVERS AND SLOPE
PLANTS SUCH AS:
-IVA HAYESIANA
-BACCHARIS PILULARIS
-PIGEON POINT
-LEYMUS CONDENSATUS

NATIVE RIPARIAN SEDGES AND SHRUBS
SUCH AS:
-JUNCUS TEXTILIS
-JUNCUS PATENS
-BACCHARIS SALICIFOLIA
-SALIX EXIGUA
-SAMBUCUS MEXICANA



SEDC IMPERIAL AVENUE IMPROVEMENTS

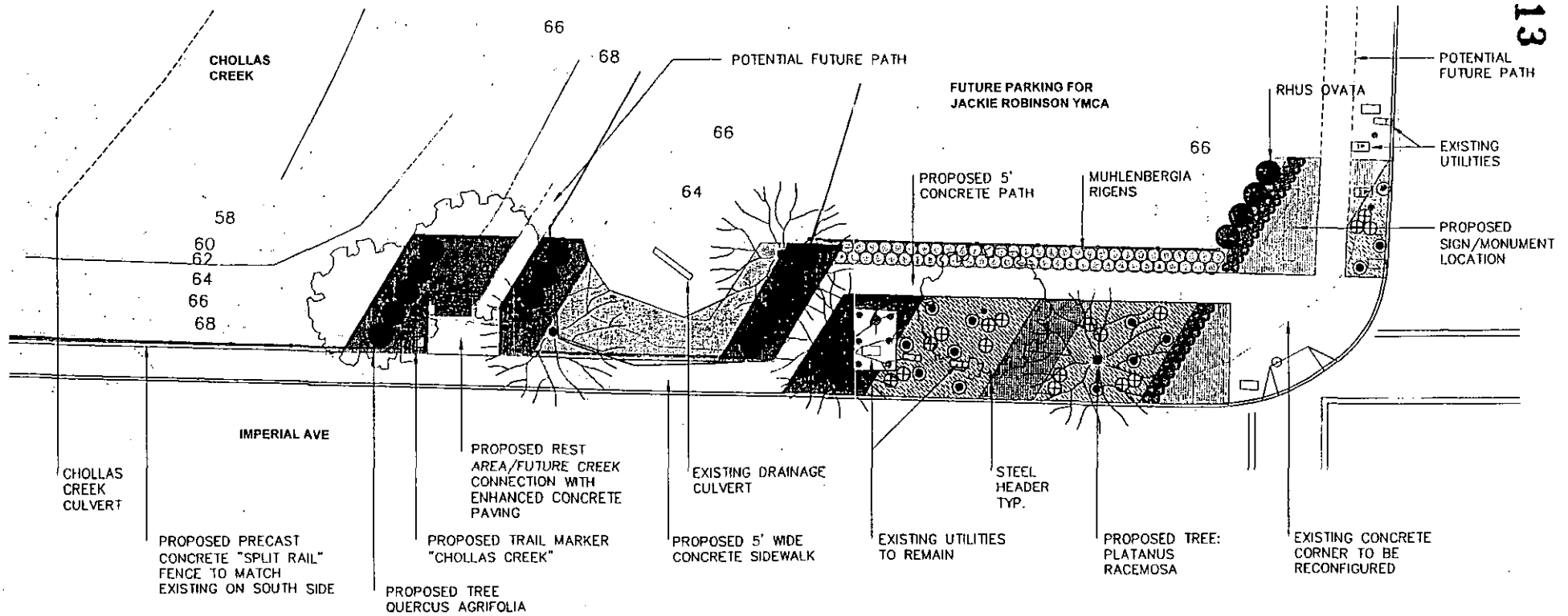
SHEET 11.3
PLAN_45TH STREET SOUTH CORNER

SCALE 1/2" = 1'
NOV 17, 2007

NOT FOR CONSTRUCTION

SPURLOCK POIRIER

DESIGNED BY



HYDROSEED NATIVE GRASS MIX WITH
HAND PLANTED SPECIES SUCH AS:
-SALVIA CLEVELANDII
-AGAVE ATTENUATA
-YUCCA WHIPPLEI

NATIVE FLOWERING SHRUBS SUCH AS:
-CEANOTHUS 'JOYCE COULTER'
-CEANOTHUS GRISEUS
-HORIZONTALIS 'YANKEE POINT'
-RIBES SPECIOSUM
-RHAMNUS CALIFORNICA 'EVE CASE'
-CAREX TUMULICOLA

NATIVE GROUNDCOVER AND SLOPE PLANTS
SUCH AS
-IVA HAYESIANA
-BACCHARIS PILULARIS
-PIGEON POINT
-LEYMUS CONDENSATUS

FLOWERING PERENNIALS AND
ACCENT SPECIES SUCH AS:
-TAGETES LEMMONI
-GAILLARDIA GRANDIFLORA
-LANTANA 'NEW GOLD'
-VERBENA TENUSECTA
-SALVIA GREGII
-ANIGOZANTHOS FLAVIDUS
-KNIPHOFIA UVARIA

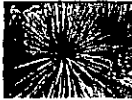
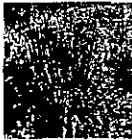
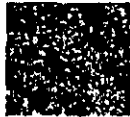
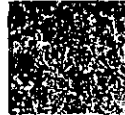
SEDC IMPERIAL AVENUE IMPROVEMENTS

SHEET 11.2
PLAN_45TH STREET NORTH CORNER
SCALE 1/2" = 1'
JULY 17, 2007
NOT FOR CONSTRUCTION

S P U R L O C K P O I R I E R

HYDROSEED WITH
HAND PLANTED
SPECIES

AGAVE ATTENUATA

YUCCA WHIPPLEI
OUR LORD'S CANDLESALVIA CLEVELANDII
CLEVELAND SAGESTIPA PULCHRA
PURPLE NEEDLEGRASSMUHLENBERGIA RIGENS
DEERGRASSNATIVE FLOWERING
SHRUBSCEANOTHUS
'JOYCE COULTER'CEANOTHUS
'YANKEE POINT'RIBES SPECIOSUM
FLOWERING GOOSEBERRYRHAMNUS CALIFORNICA
'EVE CASE' COFFEEBERRYCAREX TUMULICOLA
BERKELEY SEDGERHUS OVATA
SUGARBUSHFLOWERING PERENNIALS
& ACCENT SPECIESTAGETES LEMMONI
MEXICAN MARIGOLD

GAILLARDIA GRANDIFLORA



LANTANA 'NEW GOLD'



VERBENA TENUSECTA

SALVIA GREGII
AUTUMN SAGEANIGOZANTHOS
FLAVIDUS
KANGAROO PAWKNIPHOFIA UVARIA
RED HOT POKERNATIVE RIPARIAN
SEDGES & SHRUBS

JUNCUS PATENS



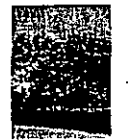
JUNCUS TEXTILIS

BACCHARIS SALICIFOLIA
MULEFATSALIX EXIGUA
SANDBAR WILLOWSAMBUCUS MEXICANA
ELDERBERRYNATIVE GROUNDCOVER &
SLOPE PLANTS

IVA HAYESIANA

BACCHARIS PILULARIS
'PIGEON POINT'
COYOTE BRUSHLEYMUS CONDENSATUS
'CANYON PRINCE' GIANT
WILD RYE

NATIVE TREES

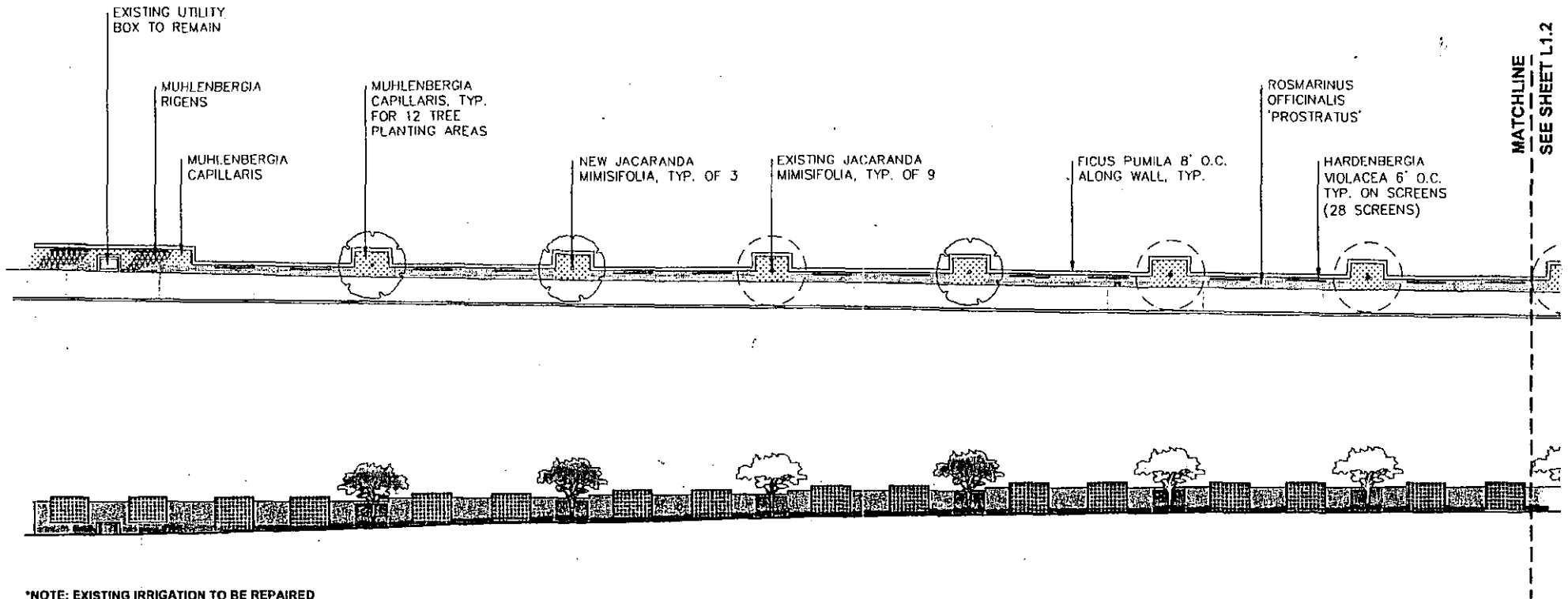
QUERCUS AGRIFOLIA
COAST LIVE OAKPLATANUS RACEMOSA
WESTERN SYCAMORE



IMPERIAL AVENUE WALL

The long residential privacy wall opposite Lincoln High School at 49th Street is an opportunity to improve the attractiveness and pedestrian experience along Imperial Avenue. In coordination with the opening of the new High School in the Fall of 2007, the proposed design intervention would create visual interest through color, sequence and repetition. Additionally, improvements would make the sidewalk and bus stop more comfortable for pedestrians. The existing wall provides recessed tree areas and a planting strip along its base. The plantings have been neglected, however, and a new planting plan would be implemented and maintained through SEDC and a potential future maintenance district.

The design proposes the installation of a series of planted screens to be mounted on the existing wall. The wall itself and the screens would be planted with two different species of climbing vine, thereby producing an alternating visual sequence. At each recessed tree area, existing and new Jacaranda trees would create a third effect. An improved bus stop waiting area and plantings along the base of the wall as well as at the corner will improve the pedestrian experience considerably.



*NOTE: EXISTING IRRIGATION TO BE REPAIRED
OR REPLACED PRIOR TO PLANTING

SEDG IMPERIAL AVENUE IMPROVEMENTS

SHEET L1.1

PLAN AND ELEVATION WEST

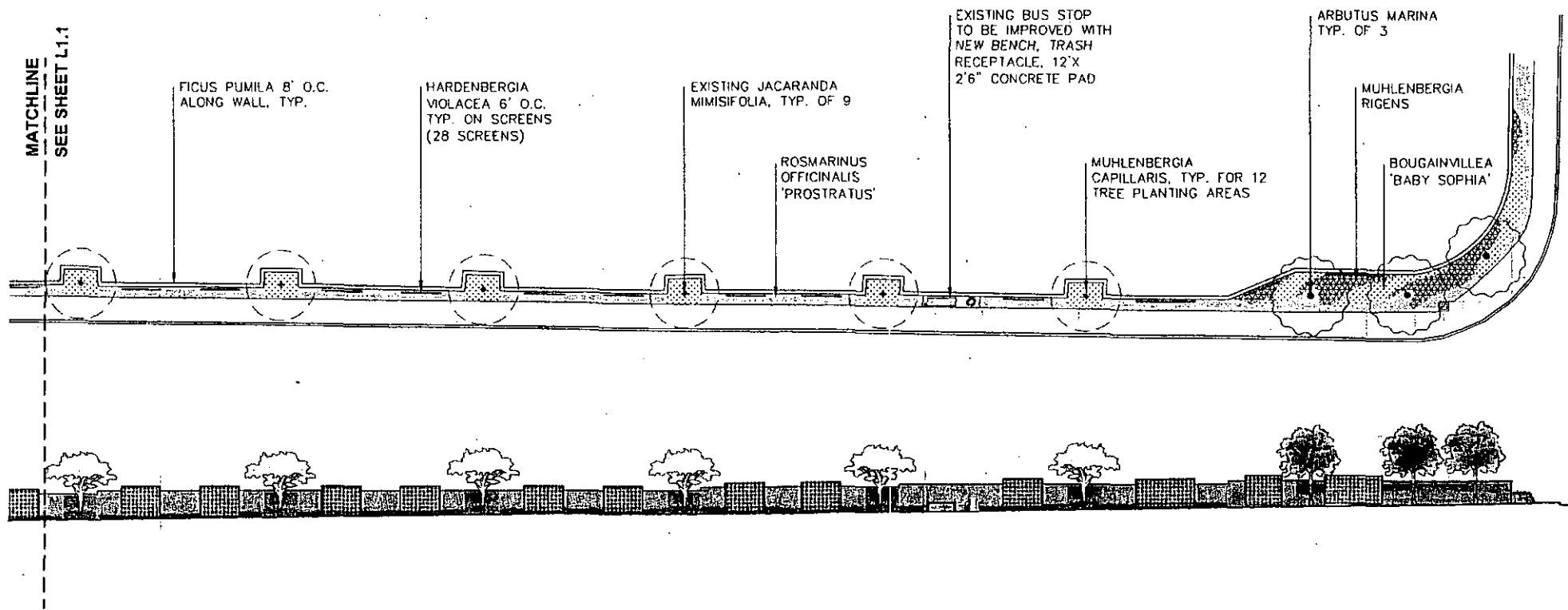
1" = 10' NORTH

June 04, 2007

NOT FOR CONSTRUCTION

S P U R L O C K P O I N T E R

BY: [illegible]



*NOTE: EXISTING IRRIGATION TO BE REPAIRED
OR REPLACED PRIOR TO PLANTING

SEDC IMPERIAL AVENUE IMPROVEMENTS

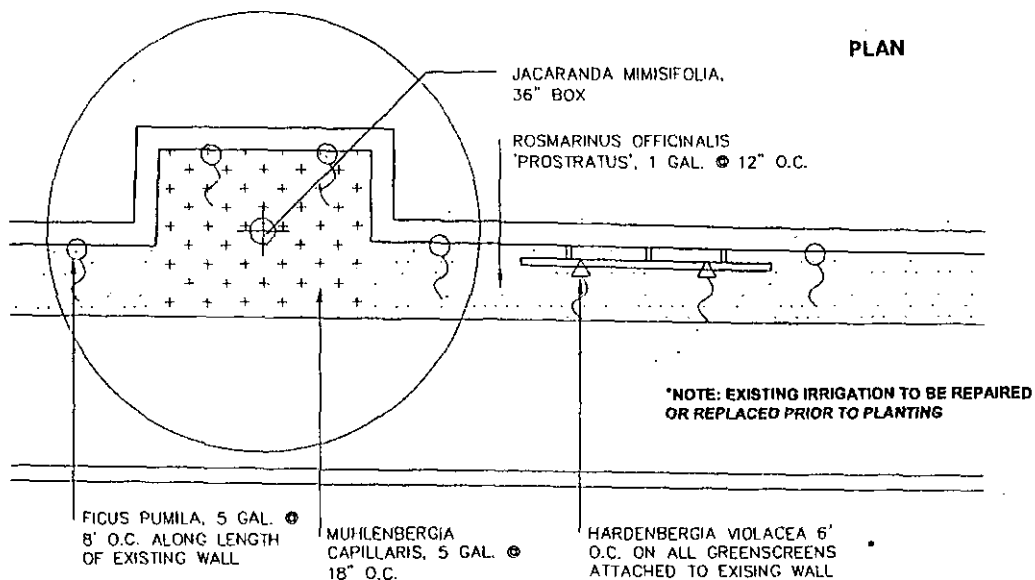
SHEET L1.2
PLAN AND ELEVATION EAST
1" = 20' VERTICAL
DATE 06, 2007

NOT FOR CONSTRUCTION

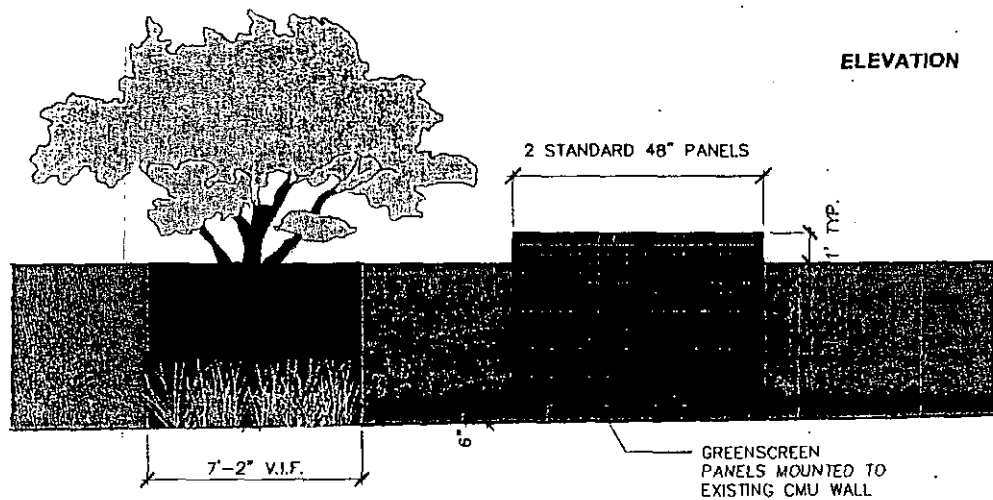
S P U R L O C K P O I R I E R

LANDSCAPE ARCHITECTS

PLAN



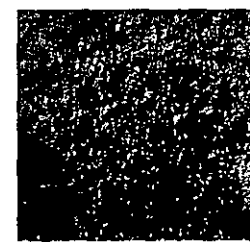
ELEVATION



JACARANDA MIMISIFOLIA



HARDENBERGIA VIOLACEA



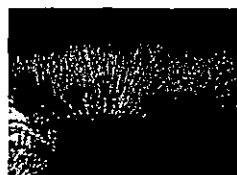
FICUS PUMILA



ARBUTUS MARINA



ROSMARINUS OFFICINALIS 'PROSTRATUS'



MUHLENBERGIA RIGENS



MUHLENBERGIA CAPILLARIS



BOUGAINVILLEA 'BABY SOPHIA'

SEDC IMPERIAL AVENUE IMPROVEMENTS

SHEET 11.3
PLAN AND ELEVATION

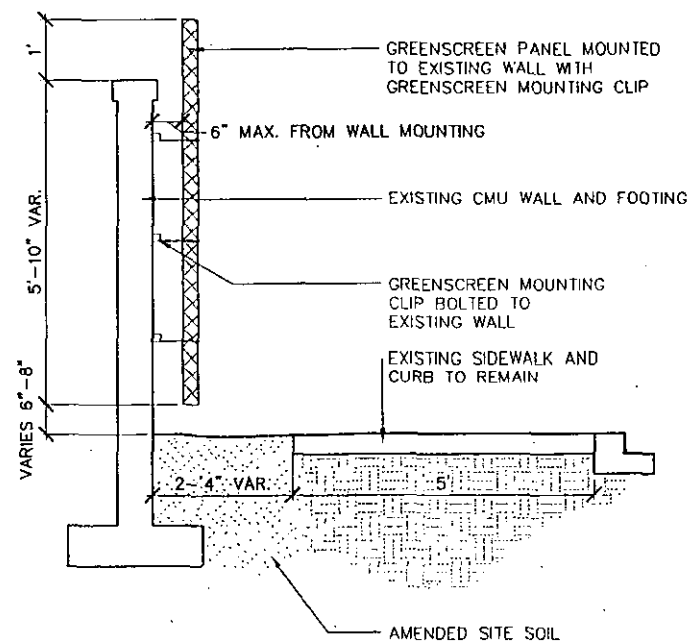
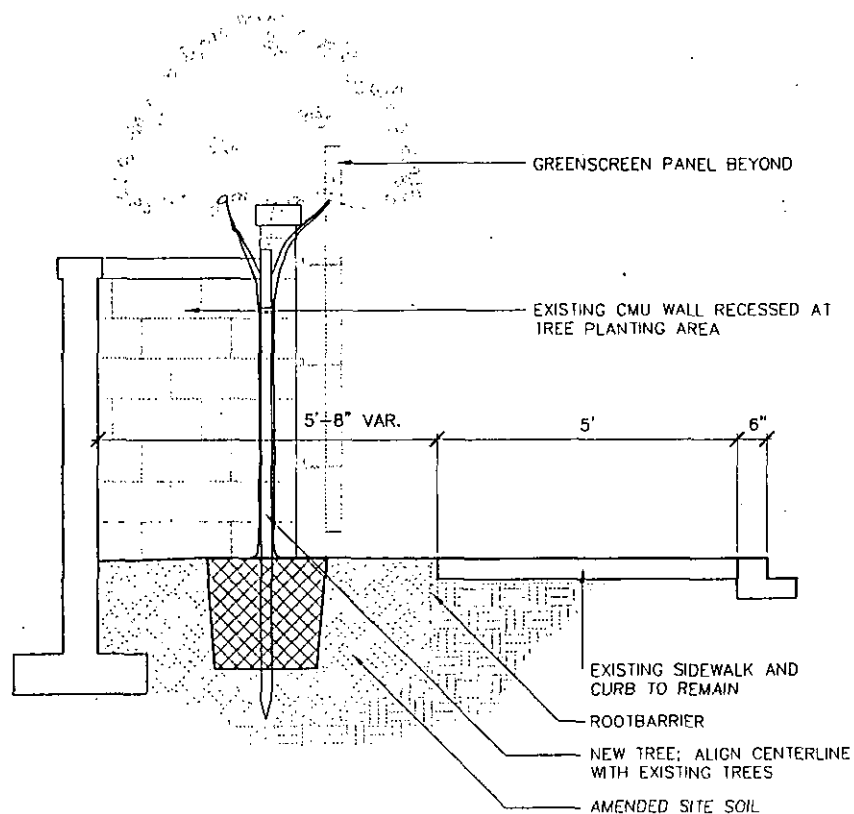
SCALE 1/8" = 1'
June 20, 2007

NOT FOR CONSTRUCTION

S P U R L O C K P O I R I E R

LANDSCAPE ARCHITECTS

*NOTE: EXISTING IRRIGATION TO BE REPAIRED
OR REPLACED PRIOR TO PLANTING



SEDC IMPERIAL AVENUE IMPROVEMENTS

SHEET L1.4
WALL SECTIONS
SCALE 1/2" = 1'
JUNE 01, 2007

NOT FOR CONSTRUCTION

S P U R L O C K P O I R I E R

LANDSCAPE ARCHITECTS

FINDINGS

SUBJECT IMPROVEMENTS:

INSTALLATION OF STREETScape IMPROVEMENTS – CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREA

I. FINDINGS OF BENEFIT

The subject improvements (Project) for which the Redevelopment Agency of the City of San Diego (Agency) proposes to pay will benefit the Central Imperial Redevelopment Project Area (Project Area) or the immediate neighborhood in which the Project is located in that:

- A. These improvements are within the Central Imperial Redevelopment Project Area.
- B. The Project will enhance portions of the Central Imperial Redevelopment Project Area to the benefit of residents, visitors, students and merchants by providing streetscape improvements and landscaped areas.
- C. The Project will improve the safety of pedestrians by providing a continuous sidewalk where none exists.
- D. The Project will provide streetscape enhancements which will upgrade the appearance of the street.

II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the Project for which the Agency proposes to pay in that:

City of San Diego

- A. The City's Capital Improvement Project (CIP) Budget is funded primarily with water and sewer fees, a one-half-cent local sales tax for transportation improvements, development impact fees, State and Federal grants and/or the issuance of bonds. The Fiscal year 2008 CIP Budget supports construction projects such as the development of park land, the construction of sewer pump plants, the acquisition of land for City use, the installation of traffic signals or street lighting systems, and the construction and remodeling of City facilities.
- B. The CIP Budget was developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the budget. Projects are funded based on need and the availability of appropriate funding sources for that project. The City's CIP budget for Fiscal Year 2008 totals \$491.6 million, an increase of \$197.9 million from Fiscal Year 2007 primarily

due to an increase in water and sewer projects and projects to meet the requirements for the Americans with Disabilities Act (ADA).

- C. Funding from the CIP Budget for this Project is presently unavailable as other priority public infrastructure projects have been allocated for available CIP funds in Fiscal Year 2008.

III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of Agency funds toward the cost of the Project will assist in the elimination of one or more blighting conditions inside the Central Imperial Redevelopment Project Area in that:

- A. The Project will upgrade deficient public right-of-way space with new sidewalk, street trees, furnishings and landscaping which will improve the image of the areas along the street.
- B. The Project will upgrade public infrastructure that does not presently exist.
- C. The improvements will help eliminate economic blighted conditions in that the neighborhood will be enhanced with improved streetscape and provide incentive for private investment, improved maintenance and increased consumer activity in the surrounding areas.

IV. PROJECT IS CONSISTENT WITH IMPLEMENTATION PLAN

The payment of Agency funds toward the cost of the Project is consistent with the Third Implementation Plan for the Central Imperial Redevelopment Project Area (Document No. D-03773), adopted June 25, 2004, pursuant to Health and Safety Code Section 33490 (Implementation Plan), in that:

- A. The Project addresses the Implementation Plan's goals and objectives including:
 - i. Promote revitalization of the community.
 - ii. Upgrade the physical appearances of commercial and residential areas.
 - iii. Alleviate the lack of public safety along the Project site.
 - iv. Install public improvements to encourage private investment.
 - v. Alleviate inadequate public improvements, facilities, and utilities.
- B. The Project implements the Imperial Avenue Corridor Master Plan public improvements included in the Implementation Plan and, as identified in the Implementation Plan, the installation of the streetscape improvements along Imperial Avenue from 45th Street to Euclid Avenue will contribute to the alleviation of crime/public safety.

001223		REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO		1. CERTIFICATE NUMBER (for auditor's use only) 337 05/27			
TO: CITY ATTORNEY		2. FROM: (ORIGINATING DEPARTMENT) SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION		3. DATE April 21, 2008			
4. SUBJECT: Streetscape Improvements on the Imperial Avenue Corridor – Central Imperial Redevelopment Project Area (Companion to Redevelopment Agency)							
5. Primary Contact: (Name, Phone & Mail Sta.) Sherry Brooks 527-7345, MS 68		6. Secondary Contact (Name, Phone & Mail Sta.)		7. Check BOX if REPORT TO COUNCIL IS ATTACHED <input type="checkbox"/>			
8. COMPLETE FOR ACCOUNTING PURPOSES							
FUND				9. ADDITIONAL INFORMATION/ESTIMATED COST: Fiscal Impact: None with this action.			
DEPT.							
ORGANIZATION							
OBJECT ACCOUNT							
JOB ORDER							
C.I.P. NUMBER							
AMOUNT							
10. ROUTING AND APPROVALS							
ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED
1	President, SEDC	Carolyn Y. Smith	5/1/08	9	Auditor	Rolando Charvel	5/9/08
2	Assistant Director CP&CI-Redevelopment	Janice Weinick	5/5/08	10	City Attorney	Huston Carlyle	5/13/08
3	City Planning & Comm. Investment Director	William Anderson	5/1/08	11	Originating Department	Sherry Brooks	5/13/08
4	EAS	Martha Blake	5/14/08	12			
5				13			
6				14			
7				15	Docket Coord.	Council Liaison	5/14/08
8					COUNCIL PRESIDENT <u>CME</u>	<input type="checkbox"/> Spob <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADOPTION <input type="checkbox"/> REFER TO _____ COUNCIL DATE: <u>5/27/08</u>	
11. PREPARATION OF: <input type="checkbox"/> RESOLUTION(S) <input type="checkbox"/> ORDINANCE(S) <input type="checkbox"/> AGREEMENT(S) <input type="checkbox"/> DEED(S)							
That the City Council adopts a resolution: (1) Make the necessary findings to utilize tax increment funds for the construction of the streetscape improvements along Imperial Avenue from 45th Street to Euclid Avenue within the Central Imperial Redevelopment Project Area pursuant to California Health and Safety Code Section 33445.							
DOCKET OF: May 27, 2008							
11a. STAFF RECOMMENDATIONS: Approve the resolution(s).							
12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.) Council District(s): Fourth Community Planning Area(s): Southeastern San Diego Environmental Impact: This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301(c) existing facilities) and Section 15304 (minor alterations to land). Housing Impact: None Other Issues: Please send copies of the resolutions to Kimberly King, MS 68, when complete.							



Southeastern
Economic
Development
Corporation

EXECUTIVE SUMMARY SHEET

DATE ISSUED:	May 27, 2008	Report No. 08-009	
ATTENTION	Honorable Chair and Members of the Redevelopment Agency Council President and Members of the San Diego City Council		T 619.527.7345 F 619.262.9845 www.sedecinc.com
ORIGINATING DEPARTMENT:	Southeastern Economic Development Corporation		
SUBJECT:	Issuance of Bids, Contractor Selection, and Expenditure of Funds for the Streetscape Improvements on the Imperial Avenue Corridor (45 th Street to Euclid Avenue) – Central Imperial Redevelopment Project Area		
SEDC CONTACT:	Carolyn Y. Smith, President (619) 527-7345		

REQUESTED ACTION - Should the Redevelopment Agency of the City of San Diego (Agency) and the City Council of the City of San Diego (City Council) take the actions necessary to provide for the installation of streetscape improvements along Imperial Avenue from 45th Street to Euclid Avenue within the Central Imperial Redevelopment Project Area?

STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL - **That the Agency adopts a resolution:** (1) Making the necessary findings to use tax increment funds for the construction of the streetscape improvements along Imperial Avenue from 45th Street to Euclid Avenue within the Central Imperial Redevelopment Project Area pursuant to California Health and Safety Code Section 33445 and; (2) Authorizing the Southeastern Economic Development Corporation (SEDC), on behalf of the Agency, to advertise and receive bids for such improvements; and (3) Authorizing SEDC, on behalf of the Agency, to award and administer the contracts to the lowest responsible bidders, provided that bids are within the established budget, an amount which shall not exceed \$435,000, and other requirements are met; and (4) Authorizing the Agency expenditure of up to \$435,000 for construction of the streetscape concepts along the Imperial Avenue Corridor; (5) Decrease appropriation in Fund No. 98775 by \$435,000 and increase appropriation in Fund No. 98793 by \$435,000; and (6) Determining that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to the CEQA Guidelines section 15301(c) and section 15304.

That the City Council adopts a resolution: (1) Making the necessary findings to use tax increment funds for such improvements pursuant to California Health and Safety Code Section 33445; and (2) Determining that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to the CEQA Guidelines section 15301(c) and section 15304.

SUMMARY - The Imperial Avenue Corridor Master Plan (Master Plan), was completed in December 2005, to guide the redevelopment of two segments of the Imperial Avenue Corridor located within the Central Imperial Redevelopment Project Area. Included in the Master Plan are recommendations for streetscape

enhancements including landscaping improvements and furnishings along Imperial Avenue. SEDC began the engineering research and surveys necessary for design of the improvements and enhancements on the western segment of Imperial Avenue, from 45th Street to Euclid Avenue in March 2007. These improvements, reviewed and approved by the SEDC Board and the Central Imperial Project Area Committee in June, 2007, include three areas along Imperial Avenue.

Proposed Improvements

The total estimated costs are \$435,000. The improvements and projects include (Attachment 1):

Imperial Avenue & 49th Street – The Central Imperial Redevelopment Project Area is the location of the new Abraham Lincoln High School. Currently, there is a long residential privacy wall opposite Lincoln High School at 49th Street is an opportunity to improve the attractiveness and pedestrian experience along Imperial Avenue.

NW and SW Corners of Imperial Avenue & 45th Street – These improvements will enhance an area heavily traveled by students attend Lincoln High School, Gompers Charter Middle School and Walter Porter Elementary School. Immediately adjacent to Las Chollas Creek, native plants in a formal arrangement will call attention to this significant intersection and will be improved with a concrete sidewalk. On the south side of the intersection, the existing bus stop will be improved with a concrete pad, a fence adjacent to the existing sidewalk, a new bus shelter and trash/recycling receptacles.

Intersections along Imperial Avenue between 49th Street and Euclid Avenue – Opportunities exist to transform the right-of-way areas and intersection areas along Imperial Avenue. A site or sites will be identified that could provide a community amenity and provide an attractive streetscape and could include benches, trash receptacles, plantings, screenings, shade, and a more comfortable area for pedestrians and transit users.

FINDINGS - California Community Redevelopment Law (CCRL) Health and Safety Code Section 33445, requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Attachment 2, Findings, contains the proposed findings with respect to the payment of Agency funds for public Improvements.

FISCAL CONSIDERATION - Funding of the improvements has been included in the FY 07/08 Project Budget approved by the City Council/Agency on May 15, 2007.

COMMUNITY PARTICIPATION - On October 24, 2007, the SEDC Board of Directors approved the recommendation that the Agency approve the issuance of bids, contractor selection, and expenditure of funds for the implementation of the streetscape concepts along the Imperial Avenue Corridor from 45th Street to Euclid Avenue.

EQUAL OPPORTUNITY CONTRACTING – This contract is subject to the City's City 's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 27.2701 through 27.2702) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

The Streetscape Improvements will be awarded under the Executive Director's authority to award contracts when the project and funding have been approved by Council. Prior to award of any contract, a work force report, and if necessary, an Equality Opportunity Employment Plan shall be submitted. SEDC staff will evaluate the bidder's compliance with contract goals and the good faith effort. Failure to comply with the programs requirements will lead to the bid being declared non-responsive.

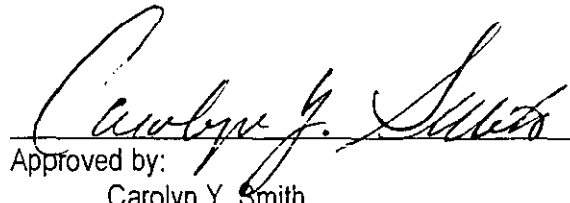
Funding Agency: SEDC on behalf of the Redevelopment Agency

Prevailing Wages: Prevailing wages do not apply to this contract.

CONCLUSION - The proposed improvements along Imperial Avenue from 45th Street to Euclid Avenue will provide a pedestrian-friendly, safe streetscape for community members as they walk, drive, live, work and play in the community.



Submitted by:
Sherry A. Brooks
Project Manager



Approved by:
Carolyn Y. Smith
President

CYS:kk

001229

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO MAKING CERTAIN FINDINGS WITH
RESPECT TO THE STREETScape IMPROVEMENTS
ALONG IMPERIAL AVENUE FROM 45TH STREET TO
EUCLID AVENUE.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged
in activities necessary to carry out and implement the Redevelopment Plan for the Central
Imperial Redevelopment Project Area [Project Area]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency
proposes to pay for all or part of the construction of these Streetscape Concepts; and

WHEREAS, the Agency proposes to fund up to \$435,000 from Central Imperial
Redevelopment funds to construct the Project; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the
Implementation Plan for the period of July 2004 – June 2009 for the Central Imperial
Redevelopment Project Area has previously been approved; and

WHEREAS, the Implementation Plan identifies the need to improve public safety, deter
crime and existing inadequate public improvements; and

WHEREAS, the installation of streetscape improvements [Project] will revitalize the
Project Area by upgrading the public right-of-way with additional sidewalks, furnishings, street
trees and landscaping; and

WHEREAS, the City Council has determined that the funding of the installation of the
Project is in the best interests of the City and health, safety, and welfare of its residents, and is in

001230

accord with the public purpose and provisions of applicable state and local law and requirements;

NOW, THEREFORE,

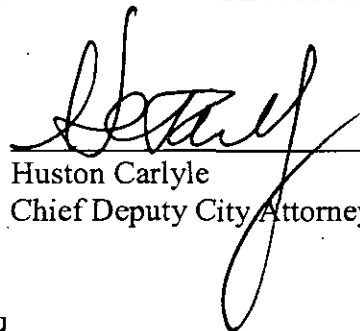
BE IT RESOLVED, by the City Council of the City of San Diego, as follows:

1. That the City Council hereby finds and determines that the construction of the Project for which the Agency proposes to contribute funding, is of benefit to the Central Imperial Redevelopment Project Area; that no other reasonable means of financing the Project is available to the community; that the Project will assist in the elimination of one or more blighting conditions inside the Project Area; and that the Project is consistent with the Implementation Plan adopted pursuant to Community Redevelopment Law, Section 33490 as more fully described in the Findings, Attachment No. 2.

2. That this activity is not a "project" and is therefore not subject to the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c) and section 15304.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Huston Carlyle
Chief Deputy City Attorney

HC:cfq
05/12/08
Or.Dept:SEDC
R-2008-1054
Companion:Redevelopment RA-2008-134
MMS#6262

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor